

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 21, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on April 21, 2011 in the State Office Building.

Members Present: Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
John P. Valengavich

Members Absent: Edwin S. Greenberg, Chairman
Pasquale A. Pepe

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Vice-Chairman Millstein called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF April 14, 2011. Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of April 14, 2011. The motion passed unanimously.

REAL ESTATE - UNFINISHED BUSINESS

REAL ESTATE - NEW BUSINESS

PRB # 11 - 075 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 23-99-2A
Grantee: W/S Peak Canton Properties, LLC
Property: Southwest side of Albany Turnpike, Route 44, Canton CT

Project Purpose: DOT, Sale of Excess Property, Canton
Item Purpose: Release of 34 +/- sq. ft. of vacant land to the sole abutter for assemblage.

The Grantee petitioned DOT to purchase 34 square feet (.00078 acres) located on the southerly side of Route 44 in Canton at the former Canton Public Golf Course, now a shopping center, because the parcel will help meet the Town's zoning setback requirements, and early drafts of survey plans exchanged with the DOT Office of Rights of Way during the State Traffic Commission review process indicated that this portion of the ROW was to be conveyed from the State to the Grantee.

DOT has met the requirements of Sections 3-14b and 13a-80 of the CGS that govern the sale of non-conforming surplus property. The legislative delegation received notice as required. The town has refused the opportunity to purchase the property; and the non-conforming parcel was offered to the sole abutter, who agreed to pay the appraised value plus administrative fee.

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Because the DOT appraiser determined that there was no severance or enhancement resulting from the assemblage, he applied the value of \$2.50/SF to the release parcel to arrive at a value of \$85. DOT has a policy that the minimum release value is \$200. Additionally, the Grantee is paying an administrative fee of \$1,000 for a total consideration paid of \$1,200.

Staff recommended Board approval of this sale to the sole abutter of non-conforming, vacant commercial land that is no longer necessary for highway purposes.

PRB # 11 - 076 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 107-000-95
Grantee: James J. Spak, Theresa A. Spak and John T. Kichar
Property: Westerly side of Quaker Farms Road, Route 188, Oxford CT

Project Purpose: DOT, Sale of Excess Property, Oxford
Item Purpose: Release of 687 +/- sq. ft. of vacant land to the sole abutter for assemblage.

The Grantee constructed a stonewall within the state's right of way (easement). The state is not the fee-simple owner, but holds the equivalent of a "defined easement for highway purposes."

To resolve the encroachment into the state's defined easement for highway purposes, DOT will extinguish its easement for highway purposes by releasing to the Grantee its interest in 687 square feet (0.0158 acres) located on the westerly side of CT Route 188 in Oxford at Edmonds Road. The town declined to receive any portion of the easement for highway purposes. The Grantee has agreed to pay the appraised value of \$915 plus an administrative fee of \$1,000.

Staff recommended Board approval of this release of easement that is no longer necessary for highway purposes.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB# 11-073 **Transaction/Contract Type:** Informal Contract
Project Number: BI-RS-265AA **Origin/Client:** DPW / SCSU
Contract: BI-RS-265CA
Consultant: Greg, Wies and Gardner Architects, LLC
Property: Southern Connecticut State University, New Haven
Project Purpose: Renovations and Improvements to Moore Field House
Item Purpose: Informal contract for the architect to provide construction administration services for Phase II of the project.

Mr. Dillon reported that review of this item had been suspended on April 14, 2011 so that DPW could provide a current "DPW Supplement to OPM B-100" detailing the project costs and verification of funding for the consultant's contract. SCSU provided a letter dated April 15, 2011 iterating that Phase 1 construction had been completed in November 2008, and that funding is now available in the amount of \$12,500 for Phase 2 construction administration services. SCSU provided a revised OPM B-100. The architect's base fee of \$164,990 is 8.0% of construction budget. Mr. Dillon recommended approval of the item.

ARCHITECT-ENGINEER - NEW BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

